

# PETSCHE & ASSOCIATES, INC.

Professional Engineers • Land Surveyors • Development Consultants

February 7, 2020

City of McKinney Planning Department  
221 N. Tennessee  
McKinney, TX 75069

Attn: Attn: Jennifer Arnold, Director of Planning

Re: Letter of Intent – Preliminary-Final Plat  
Willow Wood Phase 7  
29.019 ac Subdivision

Dear Ms. Arnold:

We are hereby requesting on behalf of McKinney Partners 306, L.P., the review and approval of the attached Preliminary-Final Plat as referenced above. The subject property, consisting of 29.255 acres of land, is located east of State Highway No. 5 and along the north side of, and including the future westbound lanes of Telephone Road. Pursuant the Willow Wood Estates development agreement and as amended by the recently approved rezone request (Case #ZONE2019-00098), this plat contains property for the development of 120 residential lots and 4 common areas. It also includes the right of way for the improvements for Telephone Road as per the same development agreement and its amendments.


This preliminary-final plat is a phased section of the previously approved record plat Willow Wood Estates Addition, case #08-144RP. The current submittal will take the place of the approved record plat only in the location where they overlap.

Preliminary Engineering plans and a setback exhibit are being provided with this submittal. A master drainage study was previously approved.

Do not hesitate to contact me should you have any questions or require additional information. Please copy [j.d.richey@att.net](mailto:j.d.richey@att.net) and [petschetx@aol.com](mailto:petschetx@aol.com) will all comments and responses.

Sincerely,

PETSCHE & ASSOCIATES, INC.



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James D. Richey, P.E.  
Vice President  
Texas Registered Engineering Firm - F-3252

cc: A/A File